

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:

JOANN INC., *et al.*,¹

Debtors.

Chapter 11

Case No. 25-10068 (CTG)
(Jointly Administered)

Re: Docket Nos. 760, 876, 930, and 1618

**RAYZOR RANCH MARKETPLACE ASSOCIATES, LLC'S
WITNESS AND EXHIBIT LIST FOR AUGUST 26, 2025 AT 1:00 P.M. (ET) HEARING**

Rayzor Ranch Marketplace Associates, LLC, ("Rayzor Ranch"), by and through its undersigned counsel, hereby submits this Witness and Exhibit List for the hearing scheduled for August 26, 2025, at 1:00 p.m. (prevailing Eastern Time) (the "Hearing") as follows:

WITNESSES

Rayzor Ranch may call the following individuals as witnesses at the Hearing:

1. Angela C. Davis, Senior Property Manager at Rayzor Ranch: Ms. Davis will be available to testify regarding the issue whether the Rayzor Ranch Lease is located in a shopping center within the meaning of Section 365(b)(3) of the Bankruptcy Code;
2. Any witness listed or called by any other party;
3. Rebuttal witnesses as necessary; and
4. Razor Ranch reserves the right to cross-examine any witness called by any other party.

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, are: JOANN Inc. (5540); Needle Holdings LLC (3814); Jo-Ann Stores, LLC (0629); Creative Tech Solutions LLC (6734); Creativebug, LLC (3208); WeaveUp, Inc. (5633); JAS Aviation, LLC (9570); joann.com, LLC (1594); JOANN Ditto Holdings Inc. (9652); Dittopatterns LLC (0452); JOANN Holdings 1, LLC (9030); JOANN Holdings 2, LLC (6408); and Jo-Ann Stores Support Center, Inc. (5027). The Debtors' mailing address is 5555 Darrow Road, Hudson, Ohio 44236.

EXHIBITS

Exhibit	Description	Offered	Objection	Admitted/ Not Admitted
1	<i>First Notice of Assumption and Assignment of Certain Executory Contract and/or Unexpired Leases</i> [Docket No. 760]			
2	<i>Amended First Notice of Assumption and Assignment of Certain Executory Contract and/or Unexpired Leases</i> [Docket No. 930]			
3	<i>Rayzor Ranch Marketplace Associates, LLC's Objection to Assumption and Assignment of Unexpired Lease for Premises Located at Rayzor Ranch Marketplace in Denton, Texas</i> [Docket No. 876]			
4	Lease Agreement between RR Marketplace, LP and Jo-Ann Stores, Inc., dated November 17, 2010			
5	First Amendment to Lease Agreement between RR Marketplace, LP and Jo-Ann Stores, Inc., dated January 25, 2013			
6	Second Amendment to Lease Agreement between RR Marketplace, LP and Jo-Ann Stores, Inc., dated April 1, 2020			
7	Lease between RR Marketplace LP and Ross Dress for Less Inc., dated December 14, 2012			
8	Lease Agreement between Rayzor Ranch Marketplace Associates, LLC and MarMaxx Operating Corp., dated April 19, 2018			

RESERVATIONS OF RIGHTS

Rayzor Ranch reserves (a) the right to amend and/or supplement this witness and exhibit list at any time prior to the Hearing, and (b) the right to use additional exhibits for purposes of rebuttal or impeachment and to further supplement the foregoing witness and exhibit List as

appropriate. Rayzor Ranch also reserves the right to rely upon and use as evidence (a) exhibits included on the exhibit list of any other parties in interest, and (b) any pleading, hearing transcript, or other document filed with the Court in the above-captioned matter.

Dated: August 22, 2025
Wilmington, DE

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CERTIFICATE OF SERVICE

The undersigned certifies that on August 22, 2025, a true and correct copy of the foregoing *Rayzor Ranch Marketplace Associates, LLC's Witness and Exhibit List for August 26, 2025 at 1:00 P.M. (ET) Hearing* was served electronically on all parties registered to receive electronic notice of filings in this case via this Court's CM/ECF notification system in accordance with Del. Bankr. L.R. 9036-1(b) on the parties listed below via Electronic Mail.

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August 22, 2025
Date

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